



County of Orange

MEMO

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PA98-0006

FILE:

CP02-0041

DATE: October 1, 2002
TO: RECORD/FILE/APPLICANT
FROM: Chad G. Brown, Chief, CPSD/Site Planning Section
SUBJECT: Changed Plan CP02-0041 For Project No. PA98-0006, Top Quality Auto Center,
Midway City
APPLICANT: Andrew K. Nguyen

The subject Changed Plan has been reviewed by Bill Melton of the Current Planning Services Division and the determination has been made, as authorized by the Conditions of Approval, that the proposed changes are in substantial compliance with the original approval action by the Director.

The proposed changes are as follows:

1. Install a fence between the two auto repair buildings creating two separate sites. The parking will no longer be shared between the two buildings. The larger building, 8331 Bolsa Ave., now has 17 customer parking spaces (16 spaces required) accessed from the rear ally instead of the 20-shared spaces. This site will continue to have automobile display areas adjacent to Bolsa Ave.
2. The smaller building, 8301 Bolsa Ave., will no longer have an automobile display area along Bolsa Ave. The combination display/customer parking area is changed to six customer parking spaces only including two handicapped spaces. What were shared customer parking spaces at the rear of the building accessed from the alley are now 3 customer spaces used only for the smaller building. The new site has a total of 9 customer parking spaces (8 spaces area required).

CONDITION:

The parking along Bolsa Ave. in front of 8301 Bolsa Ave., shall be used only for customer parking. The display of automobiles for sale is prohibited.

Chad G. Brown

NOTES:

This approval applies to discretionary actions related to the Orange County Zoning Code.

Approval of this changed plan does not include other approvals required to comply with County procedure.